



# City of Bixby Planning Commission Meeting Agenda

Chairman Jason Mohler  
Vice Chair Josh Nave  
Commissioner Tom Holland  
Commissioner Lance Whisman

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Monday, July 21, 2025

6:00 PM

Bixby Municipal Building  
111 N Cabaniss Avenue  
Bixby, OK 74008

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## Call to Order

Chairman

## Roll Call

Secretary

## Oath of Office

- 1) Administer the Oath of Office to Lance Whisman as a member of the Planning Commission.
- 2) Administer the Oath of Office to Josh Nave as a member of the Planning Commission.
- 3) Administer the Oath of Office to Tom Holland as a member of the Planning Commission.

## Consent Agenda

- 1) Consider and approve the minutes of the June 16, 2025, Planning Commission Meeting.

## Public Hearing

- 1) Discussion and possible action regarding the incorporation of the Greyhawk Interceptor Sewer Basin into the City's Excess Capacity Fee Structure.
- 2) Discussion, consideration, and possible action for Final Plat BXPT-22.17 FP, submitted for The Reserve at Cedar Ridge, a proposed private residential development located approximately half a mile east of South Mingo Road, near the 10500 block of East 121st Street South.

- 3) Discussion, consideration, and possible action on Rezone Case BXZO-25.07, a request to rezone property located at 12105 S. Memorial Drive, Bixby, Oklahoma, from Commercial Shopping (CS) to Commercial Heavy (CH) for Fix Auto.
- 4) Discussion, consideration and possible action on a Specific Use Permit (BXSUP-25.01) to allow Use Unit 25 (Automotive Painting) in the CH (Commercial Heavy) District for property located at 12105 S Memorial Drive, Bixby, Oklahoma.
- 5) Discussion, consideration, and possible action on the first Major Amendment (MA.01) to Planned Unit Development BXPUD-24.08, for a proposed residential development referred to as Bixby Meadows II, encompassing approximately 125.9 acres, located at the northeast corner of East 161st Street South and South Harvard Avenue.
- 6) Discussion, consideration, and possible action on the second Major Amendment (MA.02) to Planned Unit Development PUD-31, for a proposed development referred to as Bricktown Square, encompassing approximately 5.32 acres, located at 12409 S Memorial Drive, Bixby, Oklahoma.

## **New Business**

## **Adjournment**

### **Notice of Posting**

This Notice and Agenda was posted on the bulletin board on July 17, 2025, at or before 6:00 p.m., at City Hall, 111 N Cabaniss Avenue, Bixby, Oklahoma.

Respectfully Submitted

Gladys Gill  
Assistant Planner I

### **For Special Accommodations**

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: SDuran@bixbyok.gov at least 48 hours before the meeting. TDD users must contact Oklahoma Relay at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to facilitate communication between hearing telephone users and TDD users.

Please Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the

state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, “disturb, interfere or disrupt” means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.